



Nightingale Way, Reading, RG30 1FA

OFFERS IN EXCESS OF £270,000 *Leasehold*

Two Bedroom Two Bathroom Apartment With Allocated Parking And Long Lease

Presenting this outstanding second-floor apartment, meticulously maintained and offering contemporary living in a sought-after location. The property comprises two generously sized bedrooms, including a spacious master bedroom with an elegant en-suite shower room. A modern family bathroom caters to the remaining living spaces. The heart of the home is the bright and airy open-plan living, dining, and kitchen area, designed for both relaxation and social gatherings. The modern kitchen features a variety of sleek units and integrated appliances, with the living area providing direct access to a private balcony for outdoor tranquillity. Added benefits include designated parking and an extensive lease with over 990 years remaining, ensuring long-term security. Conveniently positioned near local amenities, transport links, and green areas, this exceptional apartment is perfect for first-time buyers, professionals, downsizers, and investors. Contact us today to arrange a viewing.

KEY FEATURES



- Two Bedroom Apartment
- Stylish Bathroom And Ensuite To Master
- Long Lease 990+ Years
- Allocated Car Parking
- Excellent Condition Throughout
- Open Plan Living / Dining Area With Modern Kitchen
- Balcony

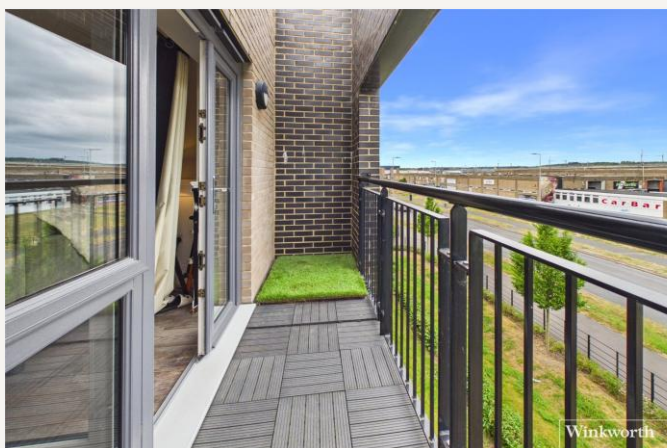


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MATERIAL INFO

Tenure: Leasehold

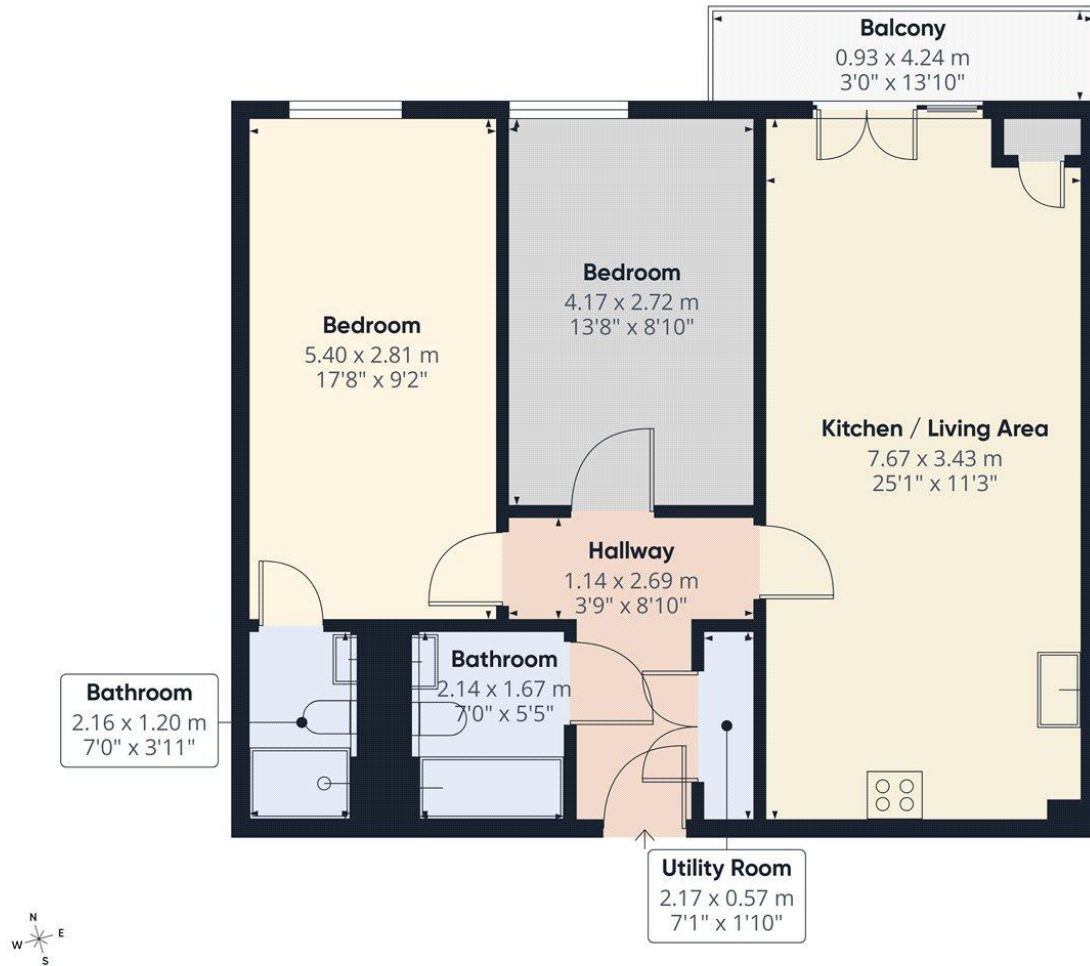
Term: 991 year and 6 months

Service Charge: £1400 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: C

EPC rating: B

Approximate total area⁽¹⁾67.5 m²
727 ft²

Balconies and terraces

3.9 m²
42 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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